



ANNUAL MEETING HELD

February 5, 2018

The Annual Membership meeting was held on **January 11, 2108, at 6PM, at the Goleta Valley Community Center** in Old Town, Goleta. There were 93 units represented in person or by proxy constituting a quorum. There was an election held for the 3 Board positions and Nancy Arkin, Howard Lange, and Craig Nicholson were elected for a two-year term, each. Your 2018 board members are as follows (and will serve in the following capacity):

Craig Nicholson	Pres	2020
Kathy Levya	Sec	2019
Howard Lange	Treas	2020
Joe Mora	VP	2019
Nancy Arkin	At Lg	2020

Additionally, the membership voted to pass the Resolution as to Excess Fees, thanked the Board for their work and approved their decisions made on behalf of the Association.

The Assoc would like to thank everyone who attended the Meeting and those who returned their proxies.

EACH UNIT SHOULD HAVE FIRE EXTINGUISHERS

For your own safety and of your neighbors, each unit should have a working fire extinguisher for emergency purposes. Each building already has one or 2 on the exterior (attached to the siding). Having one somewhere near your kitchen may come in handy for things like a grease fire or such.

For obvious reasons, each unit should also have working smoke alarms and CO detectors.

MULTIPLE PARKING-VIOLATIONS VEHICLES WITH EXPIRED PLATES TAGGED FOR TOWING

Recently, several vehicles were found in the complex to be in violation of Grove parking regulations. These vehicles were unregistered and exhibited missing or expired registration tags. These vehicles were each tagged with a warning sticker that it was improperly parked with expired plates. The vehicles & location tagged for towing include:

Gray Honda Accord (7PBW854) -- Unit 121, 7630

Blue Suzuki Iconic motorcycle -- no plate or registration tag -- next to Bldg 7620

Black Lincoln Navigator (5GGC445) -- Phase II parking near 7628 --expired Feb 2017 -- this is its 2nd notice and violation

Gray Toyota Tundra (7S28680) -- Phase II parking back fence

Grey-Green Ford Escape (6SJA575) -- Phase II parking

White Chevy pickup (7K57433) -- expired Mar 2017 -- Phase III long-term parking

Black Honda CR-V (4DNB853) -- Phase III long-term parking

White Honda Accord (3LTV248) -- expired Mar 2017 -- under cover -- Phase III long-term parking

Dark Green Buick LaSabre (4CXW783) --
Phase III long-term parking near Hollister

Remember, all vehicles parked in the Grove must display valid, operational registration tags and license plates. This is true regardless of where the vehicle is parked. Unless the owner is a repeat offender, the owners will have until March 1, 2018, to properly register their vehicles. IF the vehicle is found in the complex on or after March 1, 2018, with expired plates, the car can be towed without further warning for this reason at the vehicle owner's expense. If the owner is a repeat offender, then they have until Feb.15 to re-register the vehicle, otherwise it can be towed at owner's expense without further warning.

In addition, several cars parked in Phase III long-term parking appear to be abandoned. These vehicles were not tagged for towing yet, but can be in the next few months if the owners do not claim the vehicles and clean them up. This is especially true if the license plates are expiring shortly. It is also extremely bad for the vehicles to sit for such long periods of time without moving. Vehicles that appear abandoned include:

White Chevy Pickup (7K57433) -- this vehicle also has expired plates

Gray Toyota Pickup (4X49820)

Red Honda Civic HX (4CXF525)

Blue Chevy El Camino (FYRNSKY)

Red Toyota Corolla (7TID844)

Remember, please be aware that warning stickers are placed on vehicles only when the vehicles are already in violation. These warning stickers are a courtesy.

Repeat offenders can and will be towed with little or no further warning, if the violations continue to persist.

If any of these unregistered vehicles belongs to you, please have it properly registered by March

1, 2018, or by Feb.15, 2018 if you are a repeat offender. Thank you.

FUMIGATION OF BLDGS FOR TERMITES PLANNED FOR MAY / JUNE

As part of the on-going maintenance, the Association is planning to fumigate 3 buildings sometime mid-year (perhaps May or June). The 3 buildings slated to be tented are 7628, 7634, and 7638. The fumigation will require all residents in the building to move out for 3 days and 2 nights. While the Assoc will pay for the cost of the tenting, all owners/residents will be responsible for their temporary relocation and costs. If you rent your unit, please notify your tenants of the planned project.

GUESTS MUST BE ACCOMPANIED BY RESIDENTS WHEN USING FACILITIES

As a reminder to all our residents, if you have guests that want to use the pool area or the exercise room, you must accompany your guest. Otherwise, the unaccompanied guest can be considered trespassing. Allowing your guest to have your access card is not considered "accompaniment". Thank you for complying with the Association rules.

REPORT GUTTER OR DOWNSPOUT PROBLEMS

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

SMOKING CAUSING ANNOYANCE; PLEASE SMOKE ONLY IN DESIGNATED AREAS

As you know, the Association has installed 2 smoking stations (one by 7606 and one by 7638). Both stations have benches and containers to discard your cigarette butts. For your convenience, there is also a doggie bag dispenser at each location. These areas are specifically designated for our smoking residents. Otherwise, please don't smoke inside your unit, on your patio or balcony or anywhere near your building. Your neighbors appreciate not having to inhale the 2nd hand smoke. Thank you.

**CARPORTS FOR VEHICLES ONLY;
DO NOT PARK MOTORBIKE & CAR**

Your carports are meant for vehicle storage only. It is not an appropriate place to store your bikes, boxes, or other personal belongings. Please do not try to squeeze your motorcycle and your vehicle in the same space. Your vehicle will stick out and will cause a problem for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.

ASSOC WELCOMES NEW MEMBER

The Assoc would like to welcome its latest member: Mr. M. Ochi.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds. In addition, Visitors are not permitted to bring their pets into the complex. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**MAINTENANCE CONCERNS?
PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are

responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the civil codes, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, February 8, 2018, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before. If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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